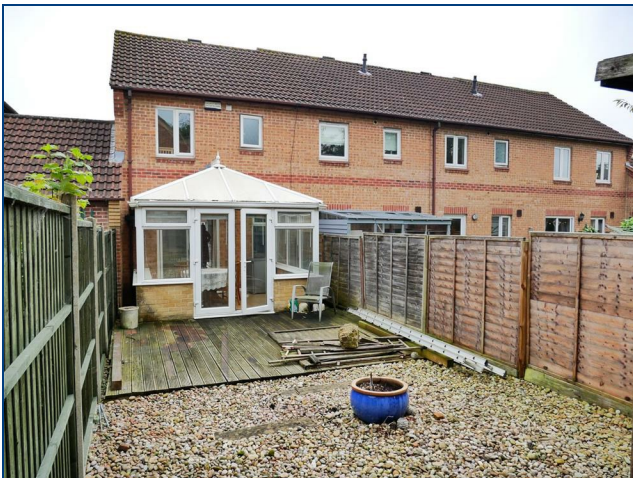




Water Mint Way, Calne
Price Guide £225,000



Vacant Possession and No Chain! Placed in a secluded cul-de-sac, this semi-detached home has the benefit of allocated parking for two cars at the front of the property. The ground floor accommodation offers a fitted kitchen, a cloakroom, living room and a conservatory with doors out to the south-westerly, enclosed rear garden. The first floor gives you two good sized bedrooms and a bathroom. There is gas central heating and double glazing throughout. Close by is Chilvester Park and the benefit of country walks. It is a gentle walk to the facilities of Calne centre also.



LOCATION

The home is placed on a pretty residential estate that is proving to be an extremely desirable location to live. There is a mixture of homes of different styles and green open space nearby. The centre of Calne is a gentle walk away with multiple facilities. The town is of historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

ACCESS AND AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse and Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations

ENTRANCE HALL

A decorative glazed front door leads into the carpeted entrance hall. From here, there is access to the kitchen, cloakroom and living room and stairs rise to the first floor.

FITTED KITCHEN

9'05 x 6'01 (2.87m x 1.85m)

The kitchen has a selection of fitted wall and floor cabinets with laminate work surfaces over. Inset circular stainless steel sink and drainer, positioned under a window that faces the front garden. Integrated to the kitchen is an electric oven and hob with extractor cooker hood. Space for washing machine and fridge freezer. Tiling to walls and floor.

LIVING ROOM

13'04 x 13'01 (4.06m x 3.99m)

A good size room, the living room offers space for sofas, armchairs and further furniture. There is an under stairs cupboard for storage. A window and sliding double doors open to the conservatory. Laminate flooring.

CONSERVATORY

11'01 x 9 (3.38m x 2.74m)

A useful extra reception room, the conservatory has laminate flooring and double doors that open to the garden.

CLOAKROOM

6'01 x 2'04 (1.85m x 0.71m)

Window with privacy glass to the front. Water closet and hand wash basin. Carpeted.

UPSTAIRS LANDING

The carpeted stairs and landing give access to the bedrooms and bathroom. The loft hatch is located here. An airing cupboard houses the boiler. Loft hatch to part boarded roof space.

BEDROOM ONE

13'04 x 9'09 max (4.06m x 2.97m max)

A window looks out to the front of the property. This room benefits from a double built in wardrobe. There is room for a double bed and other bedroom furniture. Carpeted.

BEDROOM TWO

9'07 x 6'07 (2.92m x 2.01m)

This is a generous single room but could accommodate a small double bed if required. Ideal as an office/study. A window offers views over the rear garden. Carpeted.

BATHROOM

6'05 x 6'02 (1.96m x 1.88m)

The bathroom suite offers a wall-hung water closet, wash basin and panel-enclosed bath with both rainwater and hand-held shower heads and curved splash screen. Fully tiled walls and flooring. Window to rear with privacy glass. Towel radiator.

FRONTAGE

Designed for ease of maintenance, the front garden is laid to shingle with a central path leading to the front door.

REAR GARDEN

The south-westerly rear garden is ideal for relaxation and dining in the warmer weather and is a low maintenance garden laid to decking and shingle, perfect for pot plant display. There is a timber shed and a gate at the rear of the garden for access.

ALLOCATED PARKING

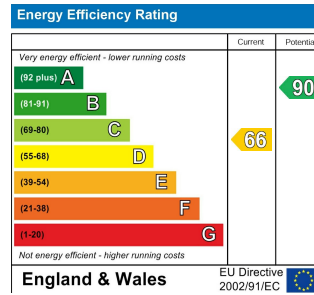
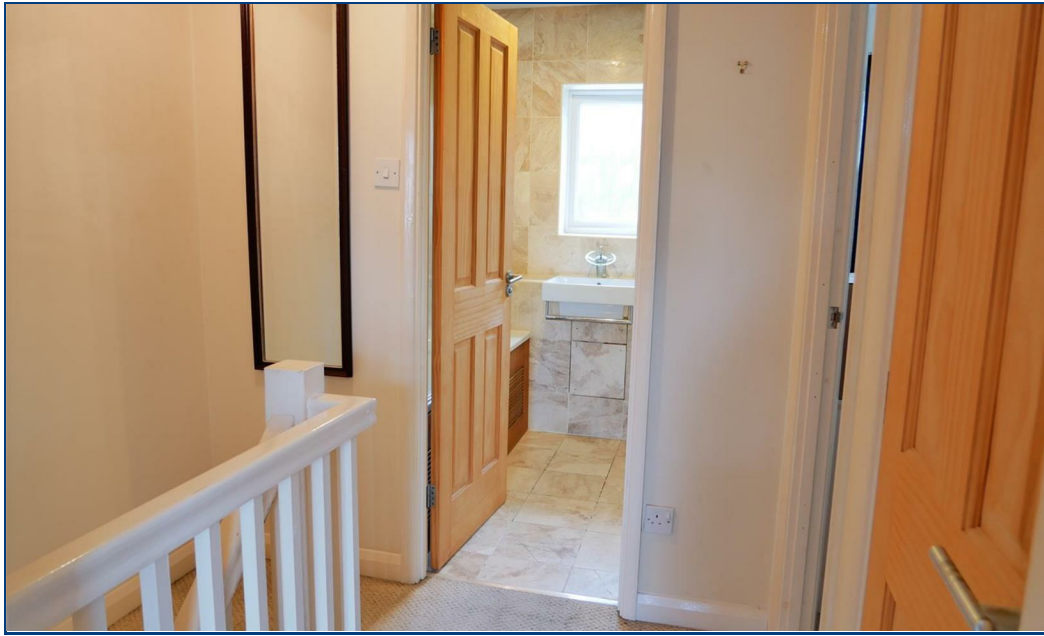
To the front of the home, there are two parking spaces side-by-side.

COUNCIL TAX BAND

Council Tax Band C.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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